

**TOWN MANAGER**  
Ken Deal

**TOWN CLERK**  
Pamela Mills

**TOWN ATTORNEY**  
Tom Brooke



**MAYOR**  
Charles Seaford

**TOWN COUNCIL**  
Don Bringle  
Arthur Heggins  
Brandon Linn  
Rodney Phillips  
Steve Stroud

**CHINA GROVE PLANNING BOARD MEETING  
ELECTRONIC MEETING  
Minutes of Regular Meeting  
Thursday, February 11, 2021**

The China Grove Planning Board met electronically on Thursday, February 11, 2021 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

**Planning Board Members Virtually Present:** David Morton, Chairman  
Butch Bivens, Vice Chairman  
Brie Bivens-Hager  
Rodney Phillips  
Jason Higgins

**Planning Board Members Absent:** Jason Hinson  
Natalie Morgan

**Staff Virtually Present:** Pamela Mills, Town Clerk  
Franklin Gover, Assistant Town Manager

**Visitors Virtually Present:** Jamie Basinger, Chuck McDaries  
Anh Moss - 1715 N Main Street, China Grove

**Roll Call and Recognition of Quorum**

Chairman Morton called the meeting to order at 7:00 PM. The presence of a quorum was recognized at that time.

**Approval/ Corrections of Minutes**

Mr. Higgins made the motion to approve the November 10<sup>th</sup> & 12<sup>th</sup>, 2020 minutes. Mr. Phillips seconded the motion, upon roll call vote Mr. Bivens voted yes, Mr. Phillips voted yes, Mrs. Bivens-Hager, Chairman Morton voted yes. (5-0)

**Public Comment**

None

**2020-SP-02; Pearl's Pawn Shop Major Site Plan**

Mr. Gover stated there was no additional comment submitted.

Chairman Morton closed the public hearing.

333 N Main Street, China Grove, NC 28023 | Phone (704) 857-2466 | Fax (704) 855-1855

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Chairman Morton asked if Mr. Phillips had any comments. Mr. Phillips stated he watched the meeting and had no comment.

Chairman Morton stated as presented it meets the ordinance. He stated the driveway entrance meets the standard as well as the parking. He stated NCDOT is satisfied with the driveway.

Mr. Phillips stated he talked with Mr. Gover today and cleared up a few questions that he had. He stated he is comfortable leaving the building where it is since it is consistent with Land Use Plan. Mr. Higgins stated he understands the concerns the applicant has with moving the building back but would also be comfortable leaving the building where it is.

Anh Moss - 1715 N Main Street, China Grove

She asked if the building would be an addition to the property and not replacing the single-family dwelling. Mr. Phillips stated this would be an addition and built to the left of the home, the home will remain. Mr. Heggins stated the home will be subdivided from this building.

Mr. Higgins made the motion to approve Major Site Plan 2020-SP-02. Mr. Phillips seconded the motion, upon roll call vote Mrs. Bivens-Hager voted yes, Mr. Bivens voted yes, Chairman Morton voted yes. (5-0)

### **Adjourn**

Mr. Higgins made the motion to adjourn. Mr. Phillips seconded the motion, which was carried unanimously.

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David Morton  
Chairman

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Pamela L. Mills, CMC  
Town Clerk